

DAVID A. ROSENBERG
 Nevada Bar No.: 10738
 US BANKRUPTCY TRUSTEE
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**UNITED STATES BANKRUPTCY COURT
 FOR THE DISTRICT OF NEVADA**

In Re:

**GAZSO, DENNIS A
 LEFEVER, SHELLE K**

Debtor(s)

**Case No.: BK-S-12-12224 LBR
 Chapter 7**

**Hearing Date : N/A
 Hearing Time: N/A**

TRUSTEE'S REPORT OF SALE

Pursuant to F.R.B.P. 6004(f), the Trustee hereby reports the results of the sale following the *Trustee's Motion To Sell Assets Of The Estate Free And Clear Of Liens And Encumbrances And To Surcharge Proceeds Of Sale – Real Property [2513 Sierra Sage Street, Las Vegas, NV 89134]*, which was granted by Court Order entered October 3, 2013 [Dkt. No. 51].

Attached as Exhibit 1 is the Final Seller's Closing Statement.

SALES PRICE	\$130,000.00
CLOSING COSTS	-\$10,775.36
§ 506(c) CARVE-OUT	-\$6,500.00
SALE PROCEEDS	\$112,724.64

The Trustee declares the foregoing is true and correct under penalty of perjury.

DATED this Tuesday, October 22, 2013.

Respectfully Submitted:

By: /s/ David A. Rosenberg

David A. Rosenberg

Panel Bankruptcy Trustee

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2 **EXHIBIT 1**
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26 **EXHIBIT 1**
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Final Combined Statement

Stewart Title Company, Stewart Title Company
376 E. Warm Springs Road, Suite 190, Las Vegas, NV 89119, (702) 697-3700

Seller(s)David A. Rosenberg, BK TTEE for the Estate of Dennis A. Gazso and Shelle K. LeFever, debtors, Case # 12-12224-lbr, 5030 Paradise #B215, Las Vegas, NV 89119

Buyer(s)Yield & Profit Lien Fund I, LLC, 895 Dove Street, Suite 300, Newport Beach, CA 92660

Lender(s)Lender

Property2513 Sierra Sage Street Las Vegas, Nevada 89134

Closing Date10/17/2013

Disbursement Date10/18/2013

Proration Date10/17/2013

Buyer		Seller	
Debit	Credit	Debit	Credit
		Sales/Price	
		Contract sales price	\$130,000.00
		Additional Credits	
		\$139,950.00 Deposit to Close from Yield & Profit Lien Fund I, LLC	
		\$1,114.65 Add. Deposit to Close from Yield & Profit Lien Fund I, LLC	
		Prorations	
\$237.29		County taxes 10/17/2013 to 1/1/2014	\$237.29
\$48.01		Sewer 10/17/2013 to 1/1/2014	\$48.01
\$48.53		HOA Dues 10/17/2013 to 11/1/2013	\$48.53
\$56.71		HOA dues / Faiss Drive HOA 10/17/2013 to 11/1/2013	\$56.71
		Commissions	
		\$3,900.00 to Platinum Real Estate Professionals	\$3,900.00
		\$2,600.00 to Realty One Group, Inc	\$2,600.00
		Transaction Fee to Platinum Real Estate Professionals	\$599.00
\$575.00		Transaction fee to Realty One Group, Inc	
		Title Charges	
\$350.00		Settlement or closing fee to Stewart Title Company	\$350.00
		Owner's title insurance to Stewart Title Company	\$775.00
\$50.00		Owner's title policy limit \$130,000.00	
		Title Work Charge to Stewart Title Company	\$50.00
		Document fee to Stewart Title Company	\$200.00
		Recording Fees/Transfer Charges	
\$48.00		Deed \$48.00 Mortgage Releases Other \$44.00 to Stewart Title Company	\$44.00
		Additional Charges	
		Real property taxes 2nd qtr 2013-14 to Clark County Treasurer	POCS \$288.60
\$1,284.00		HOA dues / Sun City Summerlin - exp. 11/15 to Silver State Trustee Services, LLC	\$711.28
\$150.00		HOA transfer fee to Silver State Trustee Services, LLC	
		Home warranty/WAIVED	
		Trash billed thru HOA	
		Sewer - exp. 12/31 to City of Las Vegas Sewer Services	\$113.62
\$6,500.00		Reimbursement to Bob Diamond	\$1,098.00
\$230.00		BK Release fee to BK TTEE	
		Adv HOA dues - Nov-Dec 2013 to Faiss Drive HOA	
		HOA dues / Faiss Drive HOA - exp. 10/29 to Faiss Drive HOA	\$725.00
\$225.00		HOA transfer fee / Faiss Drive HOA to Masters Association Management, LLC	
\$1,249.00		New Owner Reserve Assessment to Silver State Trustee Services, LLC	

\$141,051.54	\$141,064.65	Subtotals	\$11,165.90	\$130,390.54
\$13.11		Balance due to Buyer		
		Balance due to Seller	\$119,224.64	
\$141,064.65	\$141,064.65	Totals	\$130,390.54	\$130,390.54

YIELD & PROFIT LIEN FUND I, LLC

David Zussman
Manager

DAVID A. ROSENBERG, BK TTEE FOR THE
ESTATE OF DENNIS A. GAZSO AND SHELE K. LEFEVER,
DEBTORS, CASE # 12-12224-LBR

David A. Rosenberg
BK TTEE

This document hereby certifies that the information contained herein is a true and correct copy of the original document.

STEWART TITLE COMPANY